

TFC Contract No. 18-136-000
Amendment No. 6
Tarantino Properties, Inc.
RFP No. 303-7-01584

**AMENDMENT NO. 6
TO THE
PROPERTY MANAGEMENT SERVICES
BETWEEN
THE TEXAS FACILITIES COMMISSION
AND
TARANTINO PROPERTIES, INC.**

THIS AMENDMENT NO. 6 is entered into by and between the Texas Facilities Commission (hereinafter referred to as "TFC"), a state agency located at 1711 San Jacinto Boulevard, Austin, Texas 78701 and Tarantino Properties, Inc., located at 7887 San Felipe, Suite 237, Houston, Texas 77063 (hereinafter referred to as "Contractor") (hereinafter collectively referred to as the "Parties") to amend the original Contract for Property Management Services as amended (hereinafter referred to as the "Contract").

WHEREAS, on or about January 1, 2018, the Parties entered into that one certain *Contract for Property Management Services between the Texas Facilities Commission and Tarantino Properties, Inc.*, TFC Contract No. 18-136-000, for the period September 1, 2017 through August 31, 2019; and

WHEREAS, the Parties subsequently entered into Amendments numbered 1, 2, 3, 4, and 5; and

WHEREAS, subject to Contract Article II, Term, Section 2.1, Contract Award, and Article X, Section 10.21, Entire Contract and Modification, as that Section is re-numbered, below, the Parties now desire to exercise its first option to renew the Contract for an additional two (2) year period Commencing September 1, 2019 through August 31, 2021, and to provide funding for services to be performed during that period; and

WHEREAS, on June 20, 2019, the TFC Commission approved such extension and funding; and

WHEREAS, the Parties desire to remove all references to the G. J. Sutton State Office Complex; and

WHEREAS, TFC has determined to modify the Contract to include additional provisions, terms and conditions that have been adopted subsequent to the execution of the Contract and/or any Amendment(s) thereto, in order to reflect the will of the Texas Legislature or to comply with action(s) or requirement(s) of the State Auditor's Office, the Office of the Attorney General, the Comptroller of Public Accounts, and/or other authorizing entities of the state;

NOW, THEREFORE, the Parties agree to amend the Contract as follows:

1. The Parties agree to modify the Contract and all of its exhibits and attachments to remove any and all references to the G. J. Sutton State Office Complex which shall not be apart of the services to be performed under this Amendment No. 6.

2. The Parties agree to modify Exhibit C – State Holiday Schedule by replacing the document in its entirety with Exhibit C-6 – State Holiday Schedule, attached hereto and incorporated herein for all purposes.

3. The Parties agree to modify ARTICLE II – TERM, Section 2.1, Contract Award, by deleting paragraph 2.1(a) in its entirety and replacing it with paragraph 2.1(a) as follows:

“2.1. **CONTRACT AWARD.** (a) This Contract shall be effective as of September 1, 2017 and shall have an initial Contract term of January 1, 2018 through August 31, 2019. The Parties, by executing this Amendment No. 3 hereby exercise their option to renew the Contract for the term beginning September 1, 2019 and ending on August 31, 2021 (hereinafter referred to as the “First Renewal Period”). This Contract may be renewed for one (1) additional two (2) year period, provided that renewal is executed by written amendment to this Contract prior to expiration of the current term. This renewal will be governed by the same provisions, terms and conditions as the Contract and its previously executed Amendment(s) and with any additional provisions, terms and conditions included in this Amendment No. 6.”

4. The Parties agree to modify ARTICLE II – TERM, by adding Section 2.6, Rights Upon Termination or Expiration of Contract, which shall read in its entirety, as follows:

“2.7. **RIGHTS UPON TERMINATION OR EXPIRATION OF CONTRACT.** In the event that the Contract is terminated for any reason, or upon its expiration, TFC shall retain ownership of all associated work products and documentation obtained from the Contractor under this Contract.

5. The Parties agree to modify ARTICLE III – CONSIDERATION, Section 3.1, Contract Limit and Fees and Expenses, by deleting Section 3.1 in its entirety and replacing it Section 3.1, as follows:

“3.1. **CONTRACT LIMIT AND FEES AND EXPENSES.** (a) During the initial period of the Contract commencing January 1, 2018 and ending August 31, 2019, the total amount of fees to be paid under this Contract shall not exceed the sum Three Million Eight Hundred Twenty-Three Thousand Eight Hundred Eighty-Four and 41/100 Dollars (\$3,823,844.41). This amount includes the contract base fee for Fiscal Years 2018 and 2019 of Three Million One Hundred Thirty-Five Thousand Five Hundred Seventy-Five and No/100 Dollars (\$3,135,575.00) and Four Hundred Eighty-Seven Thousand Two Hundred Eighty-Nine and 83/100 Dollars (\$487,589.33) to cover any Non-Budget and/or Additional Services as defined in Section 3.3 and Section 3.4 below, and Two Hundred One Thousand Nineteen and 58/100 (\$201,019.58) to cover any Reimbursable Services, as defined in Section 3.5 below. Any unexpended balance of funding for the initial period of the Contract shall expire Saturday, August 31, 2019 at 11:59:59 PM.

(b) During the First Renewal Period as defined in Section 2.1, above, the total amount of fees and expenses to be paid under this Contract shall not exceed the sum of Three Million Four Hundred Ninety-Eight Thousand Eight Hundred Sixty and No/100 (\$3,489,860.00). This amount includes the contract base fee for Fiscal Years 2020 and 2021 of Three Million Two Hundred Seventy-Eight Thousand Eight Hundred Sixty and No/100 Dollars (\$3,278,860.00) and One Hundred Eighty Thousand (\$180,000.00) to cover any Non-Budget and/or Additional Services as defined in Section 3.3 and Section 3.4 below, and Forty Thousand and No/100 (\$40,000.00) to cover any Reimbursable Services, as defined in Section 3.5, below.

(c) For Fiscal Years 2020 and 2021 of the Contract pricing fees shall be invoiced in accordance with Exhibit I-6 – Compensation and Fees, attached hereto and incorporated herein to replace Exhibit I – Compensation and Fees of the Original Contract, as of September 1, 2019. This shall include the costs associated with providing property management services set forth under this Contract, the Management Fee Profit including the Property Manager, required staff and/or any other administrative overhead costs. Any changes to the not-to-exceed amount or pricing fees set forth in Exhibit I-6 – Compensation and Fees shall be submitted to TFC for review and shall be approved by amendment to this Contract.

6. The Parties agree to modify ARTICLE VIII–INSURANCE, INDEMNIFICATION AND LEGAL OBLIGATIONS, Section 8.1, Insurance, paragraph 8.1(a) by deleting paragraph 8.1(a) in its entirety and replacing it with paragraph 8.1(a), as follows:

“8.1(a) Workers’ Compensation and Employers’ Liability coverage with minimum policy limits for employers’ liability of \$100,000.00 bodily injury per accident, \$500,000.00 bodily injury disease policy limit and \$100,000.00 per disease, per employee. Workers’ compensation insurance coverage must meet the statutory requirements of Texas Labor Code, Section 401.011(46). Pursuant to Texas Labor Code Section 406.096, certification in writing from Contractor and Contractor’s subcontractors shall be provided to TFC upon request and without expense.”

7. The Parties agree to modify ARTICLE IX – CONTRACTOR GENERAL AFFIRMATIONS, by deleting Section 9.14, Prohibition Against Boycotting Israel, and replacing it with Section 9.14, Entities that Boycott Israel, as follows:

“9.14. **ENTITIES THAT BOYCOTT ISRAEL.** Pursuant to Section 2270.002 of the Texas Government Code, Contractor certifies that either (i) it meets an exemption criteria under Section 2270.002; or (ii) it does not boycott Israel and will not boycott Israel during the term of this Contract. Contractor shall state any facts that make it exempts from the boycott certification.

8. The Parties agree to further modify ARTICLE IX – CONTRACTOR GENERAL AFFIRMATIONS, by adding Sections 9.16 through and including 9.18, which shall read in their entirety as follows:

- 9.16. **CERTIFICATION CONCERNING RESTRICTED EMPLOYMENT FOR FORMER STATE OFFICERS OR EMPLOYEES UNDER GOVERNMENT CODE § 572.069.** Contractor certifies that it has not employed and will not employ a former TFC or state officer who participated in a procurement or contract negotiation for TFC involving Contractor within two (2) years after the state officer or employee left state agency employment or service. This certification only applies to former state officers or employees whose service or employment ceased on or after September 1, 2015.
- 9.17. **EXCLUDED PARTIES.** Contractor certifies that it is not listed on the federal government's terrorism watch list as described in Executive Order 13224.
- 9.18. **SUSPENSION AND DEBARMENT.** Contractor certifies that it and its principals are not suspended or debarred from doing business with the state or federal government as listed on the State of Texas Debarred Vendor List maintained by the Texas Comptroller of Public Accounts and the System for Award Management (SAM) maintained by the General Services Administration.”

9. The Parties agree to modify ARTICLE X – MISCELLANEOUS PROVISIONS, Section 10.2, Historically Underutilized Businesses (“HUB’s”), by adding Paragraph 10.2(a), Requirement to Utilize HUB Compliance Reporting System, as follows:

“10.2(a) **Requirement to Utilize HUB Compliance Reporting System.** Pursuant to Texas Administrative Code, Title 34 §§ 20.85(f)(1)(2) and 20.287(b), TFC administers monthly HUB Subcontracting Plan (“HSP”) to include the Progressive Assessment Report (“PAR”) compliance monitoring through a HUB Compliance Reporting System known as B2G. Contractor and Contractor’s Subcontractors must submit required PAR information into the B2G system as a condition of payment. Any delay in the timely submission of PAR information into the B2G system will be treated as a deficiency and the payment request will be subject to suspension until such deficiency has been resolved.”

10. The Parties agree to further modify ARTICLE X – MISCELLANEOUS PROVISIONS, by re-numbering Section 10.21, **ENTIRE CONTRACT AND MODIFICATION** as Section 10.23, and by inserting Sections 10.21 and 10.22, so that the inserted Sections and the re-numbered Section 10.23 read in their entirety, as follows:

“10.21. **ABANDONMENT AND DEFAULT.** If Contractor defaults on this Contract, TFC reserves the right to cancel the Contract without notice and either re-solicit or re-award the Contract to the next best responsive and responsible respondent. The

defaulting Contractor will not be considered in the re-solicitation and may not be considered in future solicitations for the same type of work.

- 10.22. **ANTITRUST AND ASSIGNMENT OF CLAIMS.** Contractor represents and warrants that neither Contractor nor any firm, corporation, partnership, or institution represented by Contractor, or anyone acting for such firm, corporation or institution has (i) violated the antitrust laws of the State of Texas under Tex. Bus. & Com. Code, Chapter 15, or the federal antitrust laws; or (ii) communicated directly or indirectly the proposal to any competitor or any other person engaged in such line of business during the procurement process for this Contract. Contractor assigns to the State of Texas all of Contractor's rights, title, and interest in and to all claims and causes of action Contractor may have under the antitrust laws of Texas or the United States for overcharges associated with the Contract.
- 10.23. **ENTIRE CONTRACT AND MODIFICATION.** This Contract and its integrated attachment(s) constitute the entire agreement of the parties and such are intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and other agreements that may have been made in connection with the subject matter hereof. Unless an integrated attachment to this Contract specifically displays a mutual intent to amend a particular part of this Contract, general conflicts in language between any such attachment and this Contract shall be construed consistently with the terms of this Contract. Unless otherwise expressly authorized by the terms of this Contract, no modification, renewal, extension, or amendment to this Contract shall be binding upon the parties unless the same is in writing and signed by the respective parties hereto."

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Except as expressly amended above, all provisions, terms and conditions of the Contract, as amended, remain in full force and effect.

In Witness Whereof, the parties hereto have made and executed this Amendment No. 6 to the Contract to be effective as of September 1, 2019.

TEXAS FACILITIES COMMISSION

By:  DocuSigned by: Mike Novak
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Mike Novak

Executive Director

Date of Execution: 08/23/2019 | 10:12 AM CDT

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Dir 

TARANTINO PROPERTIES, INC.

By:  DocuSigned by: Anthony Tarantino
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Anthony Tarantino

President

Date of Execution: 08/23/2019 | 8:54 AM CDT

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EXHIBIT C-6

STATE HOLIDAY SCEDULE

State Holiday Schedule for Fiscal Year 2020			
Holiday	Agency Status	Date	Day of Week
Labor Day	All agencies closed.	9-02-19	Monday
Rosh Hashanah	Optional Holiday	9-30-19	Monday
Rosh Hashanah	Optional Holiday	10-01-19	Tuesday
Yom Kippur	Optional Holiday	10-09-19	Wednesday
Veterans Day	All agencies closed.	11-11-19	Monday
Thanksgiving Day	All agencies closed.	11-28-19	Thursday
Day after Thanksgiving	All agencies closed.	11-29-19	Friday
Christmas Eve Day	All agencies closed.	12-24-19	Tuesday
Christmas Day	All agencies closed.	12-25-19	Wednesday
Day after Christmas	All agencies closed.	12-26-19	Thursday
New Year's Day	All agencies closed.	1-01-20	Wednesday
Confederate Heroes Day		1-19-20	Sunday
Martin Luther King, Jr. Day	All agencies closed.	1-20-20	Monday
Presidents' Day	All agencies closed.	2-17-20	Monday
Texas Independence Day	Skeleton crew required.	3-02-20	Monday
Cesar Chavez Day	Optional Holiday	3-31-20	Tuesday
Good Friday	Optional Holiday	4-10-20	Friday
San Jacinto Day	Skeleton crew required.	4-21-20	Tuesday
Memorial Day	All agencies closed.	5-25-20	Monday
Emancipation Day	Skeleton crew required.	6-19-20	Friday
Independence Day		7-04-20	Saturday
LBJ Day	Skeleton crew required.	8-27-20	Thursday

State Holiday Schedule for Fiscal Year 2021			
Holiday	Agency Status	Date	Day of Week
Labor Day	All agencies closed.	9-07-20	Monday
Rosh Hashanah		9-19-20	Saturday
Rosh Hashanah		9-20-20	Sunday
Yom Kippur	Optional Holiday	9-28-20	Monday
Veterans Day	All agencies closed.	11-11-20	Wednesday
Thanksgiving Day	All agencies closed.	11-26-20	Thursday
Day after Thanksgiving	All agencies closed.	11-27-20	Friday
Christmas Eve Day	All agencies closed.	12-24-20	Thursday
Christmas Day	All agencies closed.	12-25-20	Friday
Day after Christmas		12-26-20	Saturday
New Year's Day	All agencies closed.	1-01-21	Friday
Martin Luther King, Jr. Day	All agencies closed.	1-18-21	Monday
Confederate Heroes Day	Skeleton crew required.	1-19-21	Tuesday
Presidents' Day	All agencies closed.	2-15-21	Monday
Texas Independence Day	Skeleton crew required.	3-02-21	Tuesday
Cesar Chavez Day	Optional Holiday	3-31-21	Wednesday
Good Friday	Optional Holiday	4-02-21	Friday
San Jacinto Day	Skeleton crew required.	4-21-21	Wednesday
Memorial Day	All agencies closed.	5-31-21	Monday
Emancipation Day		6-19-21	Saturday
Independence Day		7-04-21	Sunday
LBJ Day	Skeleton crew required.	8-27-21	Friday

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EXHIBIT I-6

COMPENSATION AND FEES

Attachment D - Compensation and Fees - Clarifications - Tarantino Properties, Inc.

Elias Ramirez State Office Building				Renewal Budget Projection			
Property Management Fee	2018	2019	Grand Total	Year 3 - 2020	Year 4 - 2021	Grand Total	Notes
Total Property Management Fee	\$218,000.00	\$218,000.00		\$226,700.00	\$226,700.00		Justification Notes for Increase Below.
Project Management (PM) Fee \$0 - \$25,000	0%	0%		0%	0%		
Project Management (PM) Fee \$25,001 - \$100,000	5%	5%		5%	5%		
Project Management (PM) Fee \$100,001 - \$250,000	5%	5%		5%	5%		
Project Management (PM) Fee \$250,000	5%	5%		5%	5%		
Operating Budget Total	\$319,315.00	\$308,315.00		\$314,852.00	\$325,852.00		
Supplies	\$1,030.00	\$1,030.00		\$1,030.00	\$1,030.00		
Custodial	\$134,750.00	\$134,750.00		\$138,793.00	\$138,793.00		3% Increase - \$4043 Per year - Direct Benefit to the Vendor.
Water Treatment	\$8,600.00	\$8,600.00		\$8,600.00	\$8,600.00		
Plumbing	\$3,000.00	\$3,000.00		\$3,000.00	\$3,000.00		
Fire/Sprinkler Monitoring	\$6,385.00	\$6,385.00		\$6,385.00	\$6,385.00		
Security Access	\$5,150.00	\$5,150.00		\$5,150.00	\$5,150.00		
Electrical/Generator	\$5,250.00	\$5,250.00		\$5,250.00	\$5,250.00		
HVAC	\$15,500.00	\$15,500.00		\$15,500.00	\$15,500.00		
Elevator	\$18,000.00	\$18,000.00		\$18,000.00	\$18,000.00		
Misc. Building Maintenance	\$1,030.00	\$1,030.00		\$1,030.00	\$1,030.00		
Grounds	\$10,500.00	\$10,500.00		\$10,500.00	\$10,500.00		
Parking Lot Maintenance	\$12,000.00	\$1,000.00		\$1,000.00	\$12,000.00		
Security	\$83,120.00	\$83,120.00		\$85,614.00	\$85,614.00		3% Increase - \$2494 Per year - Direct Benefit to the Vendor.
Trash	\$13,500.00	\$13,500.00		\$13,500.00	\$13,500.00		
Pest Control	\$1,500.00	\$1,500.00		\$1,500.00	\$1,500.00		
Elias Ramirez - Total Property Budget Amount	\$537,315.00	\$526,315.00	\$1,063,630.00	\$541,552.00	\$552,552.00	\$1,094,104.00	
GJ Sutton State Office Building				Non-Renewal - This Location Due to Demo			
Property Management Fee	Year 1	Year 2		Year 3 - 2020	Year 4 - 2021		Notes
Total Property Management Fee	\$144,000.00	\$144,000.00				\$0.00	
Project Management (PM) Fee \$0 - \$25,000	0%	0%					
Project Management (PM) Fee \$25,001 - \$100,000	5%	5%					
Project Management (PM) Fee \$100,001 - \$250,000	5%	5%					
Project Management (PM) Fee \$250,000	5%	5%					
Operating Budget Total	\$168,913.00	\$159,913.00					
Supplies	\$500.00	\$500.00					
Custodial	\$35,000.00	\$35,000.00					
Water Treatment	\$5,900.00	\$5,900.00					
Plumbing	\$6,000.00	\$6,000.00					
Fire/Sprinkler Monitoring	\$4,500.00	\$4,500.00					
Security Access	\$2,500.00	\$2,500.00					
Electrical/Generator	\$5,360.00	\$5,360.00					
HVAC	\$18,500.00	\$18,500.00					
Elevator	\$13,000.00	\$13,000.00					
Misc. Building Maintenance	\$16,793.00	\$16,793.00					
Grounds	\$5,800.00	\$5,800.00					
Parking Lot Maintenance	\$10,000.00	\$1,000.00					
Security	\$40,560.00	\$40,560.00					
Trash	\$2,700.00	\$2,700.00					
Pest Control	\$1,800.00	\$1,800.00					
GJ Sutton - Total Property Budget Amount	\$312,913.00	\$303,913.00	\$616,826.00	\$0.00	\$0.00	\$0.00	
Waco State Office Building							
Property Management Fee	Year 1	Year 2		Year 3 - 2020	Year 4 - 2021		Notes
Total Property Management Fee	\$172,000.00	\$172,000.00		\$178,880.00	\$178,880.00		Justification Notes for Increase Below.
Project Management (PM) Fee \$0 - \$25,000	0%	0%		0%	0%		
Project Management (PM) Fee \$25,001 - \$100,000	5%	5%		5%	5%		
Project Management (PM) Fee \$100,001 - \$250,000	5%	5%		5%	5%		
Project Management (PM) Fee \$250,000	5%	5%		5%	5%		
Operating Budget Total	\$186,616.00	\$175,616.00		\$179,083.00	\$190,083.00		
Supplies	\$600.00	\$600.00		\$600.00	\$600.00		
Custodial	\$75,000.00	\$75,000.00		\$77,250.00	\$77,250.00		3% Increase - \$2250 per year. Direct Benefit to the Vendor.
Water Treatment	\$2,500.00	\$2,500.00		\$2,500.00	\$2,500.00		
Plumbing	\$2,500.00	\$2,500.00		\$2,500.00	\$2,500.00		
Fire/Sprinkler Monitoring	\$3,500.00	\$3,500.00		\$3,500.00	\$3,500.00		
Security Access	\$600.00	\$600.00		\$600.00	\$600.00		
Electrical/Generator	\$4,000.00	\$4,000.00		\$4,000.00	\$4,000.00		
HVAC	\$19,650.00	\$19,650.00		\$19,650.00	\$19,650.00		
Elevator	\$12,751.00	\$12,751.00		\$12,751.00	\$12,751.00		
Misc. Building Maintenance	\$1,000.00	\$1,000.00		\$1,000.00	\$1,000.00		
Grounds	\$3,600.00	\$3,600.00		\$3,600.00	\$3,600.00		
Parking Lot Maintenance	\$12,000.00	\$1,000.00		\$1,000.00	\$12,000.00		
Security	\$40,560.00	\$40,560.00		\$41,777.00	\$41,777.00		3% Increase - \$1217 per year. Direct Benefit to the Vendor.
Trash	\$7,000.00	\$7,000.00		\$7,000.00	\$7,000.00		
Pest Control	\$1,355.00	\$1,355.00		\$1,355.00	\$1,355.00		
Waco - Total Property Budget Amount	\$358,616.00	\$347,616.00	\$706,232.00	\$357,963.00	\$368,963.00	\$726,926.00	
Fort Worth State Office Building							
Property Management Fee	Year 1	Year 2		Year 1	Year 2		Notes
Total Property Management Fee	\$100,000.00	\$100,000.00		\$104,000.00	\$104,000.00		Justification Notes for Increase Below.
Project Management (PM) Fee \$0 - \$25,000	0%	0%		0%	0%		
Project Management (PM) Fee \$25,001 - \$100,000	5%	5%		5%	5%		
Project Management (PM) Fee \$100,001 - \$250,000	5%	5%		5%	5%		
Project Management (PM) Fee \$250,000	5%	5%		5%	5%		
Operating Budget Total	\$156,160.00	\$148,160.00		\$150,974.00	\$158,974.00		
Supplies	\$1,000.00	\$1,000.00		\$1,000.00	\$1,000.00		
Custodial	\$60,000.00	\$60,000.00		\$61,800.00	\$61,800.00		3% Increase - \$1800 per year. Direct Benefit to the Vendor.
Water Treatment	\$2,500.00	\$2,500.00		\$2,500.00	\$2,500.00		
Plumbing	\$1,550.00	\$1,550.00		\$1,550.00	\$1,550.00		
Fire/Sprinkler Monitoring	\$2,840.00	\$2,840.00		\$2,840.00	\$2,840.00		
Security Access	\$1,030.00	\$1,030.00		\$1,030.00	\$1,030.00		
Electrical/Generator	\$2,060.00	\$2,060.00		\$2,060.00	\$2,060.00		
HVAC	\$13,980.00	\$13,980.00		\$13,980.00	\$13,980.00		
Elevator	\$5,690.00	\$5,690.00		\$5,690.00	\$5,690.00		

Misc. Building Maintenance	\$2,000.00	\$2,000.00		\$2,000.00	\$2,000.00		
Grounds	\$14,830.00	\$14,830.00		\$14,830.00	\$14,830.00		
Parking Lot Maintenance	\$9,000.00	\$1,000.00		\$1,000.00	\$9,000.00		
							3% Increase - \$1014 per year. Direct Benefit to the Vendor.
Security	\$33,800.00	\$33,800.00		\$34,814.00	\$34,814.00		
Trash	\$4,800.00	\$4,800.00		\$4,800.00	\$4,800.00		
Pest Control	\$1,080.00	\$1,080.00		\$1,080.00	\$1,080.00		
Ft. Worth - Total Property Budget	\$256,160.00	\$248,160.00	\$504,320.00	\$254,974.00	\$262,974.00	\$517,948.00	
El Paso State Office Building							
Property Management Fee	Year 1	Year 2		Year 3 - 2020	Year 4 - 2021		Notes
Total Property Management Fee	\$175,000.00	\$175,000.00		\$181,125.00	\$181,125.00		Justification Notes for Increase Below.
Project Management (PM) Fee \$0 - \$25,000	0%	0%		0%	0%		
Project Management (PM) Fee \$25,001 - \$100,000	5%	5%		5%	5%		
Project Management (PM) Fee \$100,001 - \$250,000	5%	5%		5%	5%		
Project Management (PM) Fee \$250,000	5%	5%		5%	5%		
Total Operating Budget	\$287,841.00	\$277,841.00		\$283,816.00	\$293,816.00		
Supplies	\$1,133.00	\$1,133.00		\$1,133.00	\$1,133.00		
							3% Increase - \$2670 Per Year. Direct Benefit to the Vendor.
Custodial	\$89,000.00	\$89,000.00		\$91,670.00	\$91,670.00		
Water Treatment	\$2,678.00	\$2,678.00		\$2,678.00	\$2,678.00		
Plumbing	\$1,030.00	\$1,030.00		\$1,030.00	\$1,030.00		
Fire/Sprinkler Monitoring	\$3,500.00	\$3,500.00		\$3,500.00	\$3,500.00		
Security Access	\$3,200.00	\$3,200.00		\$3,200.00	\$3,200.00		
Electrical/Generator	\$3,500.00	\$3,500.00		\$3,500.00	\$3,500.00		
HVAC	\$26,780.00	\$26,780.00		\$30,000.00	\$30,000.00		
Elevator	\$22,000.00	\$22,000.00		\$22,000.00	\$22,000.00		
Misc. Building Maintenance	\$3,000.00	\$3,000.00		\$3,000.00	\$3,000.00		
Grounds	\$3,400.00	\$3,400.00		\$3,400.00	\$3,400.00		
Parking Lot Maintenance	\$12,410.00	\$2,410.00		\$2,410.00	\$12,410.00		
							3% Increase - \$3305 Per Year. Direct Benefit to the Vendor.
Security	\$110,160.00	\$110,160.00		\$113,465.00	\$113,465.00		
Trash	\$4,300.00	\$4,300.00		\$4,300.00	\$4,300.00		
Pest Control	\$1,750.00	\$1,750.00		\$1,750.00	\$1,750.00		
El Paso - Total Property Budget	\$462,841.00	\$452,841.00	\$915,682.00	\$464,941.00	\$474,941.00	\$939,882.00	
FY 18-19 - Total Contract Budget - Including GJ Sutton			\$3,806,690.00			\$3,278,860.00	16% decrease - \$527,830.00
FY 20-21 - Total Contract Budget - Without GJ Sutton			\$3,189,864.00			\$3,278,860.00	2.7% Increase - \$88,996.00

Management Fee Increase Justification.	
Total Contract Administration & Compliance Oversight to include B2G Compliance.	The Tarantino contract administration compliance oversight has been facilitated by Coni Jenkins for the past 8 years through the GJ Sutton location. With the demolition of the facility this portion of the Tarantino contract is being eliminated. The increase is to asset in the expense for the Tarantino contract administration compliance oversight to partially include the new contract requirements for B2G.

Custodial and Security Increase Request Justification.	Direct Benefit to the vendors. Security Guard Increase Justification - Billed rate per hour to guard company vendors are currently at \$10.50 to \$12.00 per hour which is below industry standards. Custodial Service Increase Justification - Expense is \$0.66 PSF for service and supplies which is below industry standards.
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